

**ZONING ADMINISTRATOR
ACTIONS**

APRIL 17, 2008

The Zoning Administrator considered the following applications at a Public Hearing held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 to 400 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

**1:30 P.M.
SW
CONT TO AN
OPEN DATE**

**MINOR USE PERMIT AND VARIANCE, DAVID & BARBARA BRUENING
(PMPBT20070892 / PVAAT20080017)**

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Kaufman Planning on behalf of David and Barbara Bruening Trustees, for the approval of:

- A Minor Use Permit for the proposed use of "contract construction" which is a special use in the Industrial Community Plan.
- A Variance is requested for 1) the setback requirement per Section 17.54.070(A)2(k) for the first parking space at approximately seventeen feet from the front property line where 40 feet is required; 2) the number of required on-site parking spaces to allow three parking spaces where four are required; and, 3) the driveway width requirement of less than 25 feet.

The project is located on a 15,270 square foot parcel on the north side of Speckled Ave. (8575 Speckled Ave.), between Bear and Coon St. in the Kings Beach area. The project site is in the North Tahoe Community Plan and is zoned Plan Area Statement 026 Kings Beach Industrial Commercial/Public Service. The Assessor Parcel Number is 090-091-028 . The Zoning Administrator will consider a determination of categorical exemption from the California Environmental Quality Act. **This item was continued from the March 5, 2008, hearing.**

**1:45 P.M.
MC
APPROVED**

MINOR USE PERMIT, P. LLOYD HODEL and LAVONNE CARROLL(PMPCT20080140)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from P. Lloyd Hodel and LaVonne Carroll, for the approval of:

- A Minor Use Permit to allow for the construction of a garage/shop prior to construction of a single family residence.

The project is located on a 7.4 acre parcel on the south side of Hathaway Road, approximately one mile from the intersection of Hathaway and Lozanos Roads in the Newcastle area. The project site is zoned F-4.6 ac. min. (Farm combining Building Site Size of 4.6 acres minimum. The Assessor Parcel Number is 031-411-040.

**2:15 P.M.
RS
APPROVED
WAIVED TIME**

VARIANCE, JOE AND TAMMY MAURO (PVAAT20080164)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Joe and Tammy Mauro, for the approval of:

- A Variance to reduce the southern property boundary setback from 20 feet from property line to 10 feet from property line to allow construction of a 24 foot by 48 foot detached garage.

The project is located on a 0.94 acre parcel on the west side of Purdy Lane, approximately one-half mile south of the intersection of Eureka Road (9210 Purdy Lane) in the Granite Bay area. The project site is zoned RS-AG-B-40-PD=1 (Residential Single Family combining Agricultural combining Building Site Size of 40,000 square foot minimum combining Planned Unit Development, 1 unit per acre). The Assessor Parcel Number is 050-170-006. The Zoning Administrator will consider adoption of a Categorical Exemption.

3:30 P.M.
GH
APPROVED
MUP, DENIED
VAA

MINOR USE PERMIT, FORTEZZA WINERY (PMPBT20080086)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Lisa Mann on behalf of Fortezza Winery, for the approval of:

- A Minor Use Permit to allow for agricultural processing of wine grapes, olive oil and other commodities
- A public tasting room with accessory retail sales
- A Variance to the front setback to allow for the construction of an entry feature and wall sections four feet from Harris Road where 50 feet from front property line is required.
- A Variance to the Sign Ordinance to allow for an off-site sign to direct the public to the winery.

The project is located on a 10.76 acre parcel on the north side of Harris Road, approximately 300' east of the intersection of Mt. Vernon Road and Harris Road (10555 Harris Road) in the Auburn area. The project site is zoned RA-B-100 (Residential Agricultural combining Building Site Size 2.3 acres minimum). The Assessor Parcel Number is 038-032-085. The Zoning Administrator will consider adoption of a Categorical Exemption. **This item was continued from the April 3, 2008 hearing.**